

3776

103/3594



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 914746715f68393179e4

Receipt Date : 18-Nov-2021 02:21:06 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Token Number : 20210000122405

Office Name : SRO - Saraikela

Document Type : Development Agreement

Payee Name : MANJULA SINGH (Vendor)

GRN Number : 2108412035



--: For Office Use :-



Manjula Singh
18/11/21

SWASTI INFRA DEVELOPERS PVT. LTD.

Manoj Kumar

DIRECTOR

Manjula Singh
18/11/2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Manoj Kumar
18/11/2021

Development agreement value 60,54,800 Stamp-102/-adityam.

मुख्यांकन नं. 18/11/21
दस्तावेज नं. 18/11/21

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

उपस्थित दस्तावेज में लेख्यकारी
की जाति हिन्दू है। यह जाति
C.N.T.A. की धारा 461(B) के
अन्तर्गत है।

दस्तावेज में वर्णित मूले
प्रतिष्ठित सूची में है।



विषय-21 के अधीन ग्राह्य
भारतीय स्टांप अधिनियम
(हिन्दुस्तान स्टांप एक्ट-1899) की
अनुसूची-1 वा 1 (क) से
अपनी यथावत स्टांप सहिय या
स्टांप प्रक में विमुक्त या
स्टांप शुल्क अर्पित नहीं

18/11/21

18/11/21

निबंधन पदाधिकारी

15/15/1865 20
2000 22
159865 20

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE on this 18th day of November 2021, AT SERAIKELLA, BY AND BETWEEN;

MANJULA SINGH (UID : 4678 7880 3667 and PAN : BPKPS1188F) W/o Gyanendra Narayan Singh, by faith Hindu, by caste General, Indian National, by occupation Housewife, R/o Flat T/203, Prakriti Vihar, B.H. Area, Near Rankini Mandir, P.S. and P.O Kadma, Town Jamshedpur, District Singhbhum East, State of Jharkhand hereinafter referred to as the 'OWNER' (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns), being the Parties of the First Part.

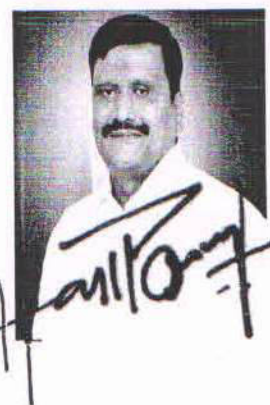
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SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Rabindra Kumar Jha

Rabindra Kumar Jha
18/11/2024



Amit Kumar



Amit Kumar
18/11/2024



AND

M/S SWASTI INFRA DEVELOPERS PVT. LTD. (PAN : AAXCS6488A), a company, having its office at Flat No. 101, Pushpanjali Apartment, Contractors Area, Bistupur, within P.O. and P.S Bistupur, Town Jamshedpur, District Singhbhum East, State of Jharkhand, represented by its Directors namely 1) **RABINDRA KUMAR JHA** (UID : 2994 0156 8343), Son of L.K. Jha, by faith Hindu, by caste General, by occupation Business, resident of 402, Vidyapati Tower, Pushpanjali Wilson Estate, Road no. 7, Ramnagar, P.O. Kadma, Town Jamshedpur, District Singhbhum East and 2) **AMIT KUNWAR** (UID : 3808 3868 4523), Son of Mr. Dharmvir Kunwar, by faith Hindu, by caste General, Indian

WEST INFRA DEVELOPERS PVT. LTD.
DIRECTOR

officer

Director

18/11/2021

18/11/2021

National, by occupation Business, R/o 401, Pitru Chhaya Building, K Road, Above Hotel Hangout, Bistupur, P.O. and P.S. Bistupur, Town Jamshedpur, District East Singhbhum, hereinafter called and referred to as the 'DEVELOPER/BUILDER', which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns, being the Parties of the Other Part:

WHEREAS the OWNER is the lawful owner and is in absolute possession of the land measuring an area 2400 Sq.Ft. i.e. 5.50 Decimals, being portion of Old plot no. 132, under Old Khata No. 90, corresponding to New Khata No. 45, being New plot no. 249 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) 10 (New), A.N.A.C./A.M.C., P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan and morefully described in the Schedule 'A' hereunder written in which the owner had purchased from its previous and lawful owners by the virtue of a Sale Deed bearing deed no. 3010 dated 23/06/2007, registered at the District Sub Registry office at Seraikella and thereafter the same is mutated in the name of the Owner vide mutation case no. 727/2007-2008 and the same is recorded in Volume no. III, page No. 100, in the Register II of the Anchal Adhikari, Gamharia.

AND WHEREAS the OWNER is the lawful owner and is in peaceful possession of Schedule A hereunder written land and has been enjoying all acts of ownership thereto.

AND WHEREAS the owner is unable to look after and manage the Schedule A hereunder written and therefore the owner is desirous to get the Schedule A hereunder written developed and or construct multi-storeyed buildings and or building projects over the Schedule A hereunder written through the Developer.

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

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18/11/2011

AND WHEREAS the owner has come to know of the workman like, professional and craftsmanship of the Developer and has approached the Developer for developing the Schedule A hereunder written premises.

AND WHEREAS after mutual discussions and deliberations, the owner has agreed to grant to the Developer and the Developer has agreed to accept from the owner, exclusive and irrevocable rights to undertake the construction on the Schedule Premises for development of the Schedule Premises on the following terms and conditions:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement shall be deemed to have been commenced with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The owner hereby grants exclusive and irrevocable right to the Developer for development of the Schedule Premises, terminable only at the instance of the Developer, unless specified otherwise hereinafter.
3. **DEVELOPMENT PLANS & APPROVALS**
 - (a) It is specifically agreed that the owner shall through the Developer's Architects submit plans for sanctioning of lay out for construction of buildings and/or other structures on the said property or any part or portion thereof to the appropriate agencies and have the architecture plans approved for clearance to construct the buildings.

FASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

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12/02/2011

- (b) The said plans shall be prepared by the Architects of the Developer and at the costs of the Developer which shall be forthwith be submitted by the owner with appropriate agencies for the purposes of obtaining requisite approvals and permissions.
- (c) That the architecture plans may only be modified or changed with prior written consent of the Developer during the stage of approval. Howsoever, after initial approval of the architecture plan, no modification, alteration or changes in the approved architecture plan shall be permitted unless submitted by the Developer to appropriate agency certifying and approving the architecture plans.
- (d) The owner declares that She has examined and verified the draft Scheme framed and proposals made by the Developer for the development of the said project and she is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described there therein.

4. GENERAL POWER OF ATTORNEY

- (a) That on and when desired by the developer, the owner shall execute a General Power of Attorney in favour of the Developer or any other person nominated by the Developer for carrying out day to day operations related to the construction and also for negotiations and entering into agreements with prospective Purchasers of the constructed Project.
- (b) Failure of the owner to execute the General Power of Attorney if desired by the developer shall make the Agreement terminable at the instance of the Developer, and in such eventuality, the Developer shall be

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

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entitled to receive from the owner all moneys, costs and expenses incurred by it in connection with this Agreement.

- (c) The Developer or its nominated person and shall act as true and bonafide attorney of the owner in connection with the accomplishment of the Project, i.e. undertake construction activities and sale/ negotiating sales of the construction areas realised from the Project.
5. That the Developer shall be authorised to present plans for structural, electrical, sewerage etc. and obtain due approvals or consents from the appropriate agencies on behalf of the owner. The owner shall extend all co-operation during such process and any breach of failure to co-operate, when required by the Developer shall be deemed to be material breach of mandatory obligations of the owner.

6. REPRESENTATION & WARRANTIES

- (a) The owner represents that the owner is the bonafide and true owner of the Schedule A hereunder written and that there is no risk, defect or encumbrance or pending litigation in relation to the title of the Schedule A hereunder written premises. The owner further warrants that, if in future, there are claims on the title of the Schedule A hereunder written, on account of any lien, charge, mortgage, encumbrance, litigation affecting or prejudicing the title, the owner shall be entitled to refund of all costs incurred in the construction of the building and also the costs and expenses towards obtaining requisite consents and approvals.
- (b) The owner after the execution of this agreement, by the virtue of this Development Agreement has handed over peaceful and vacant possession of the Schedule A hereunder written to the Developer.

MASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Signature

Signature

Signature

18/11/2022

7. DELIVERY OF POSSESSION

- (a) Notwithstanding anything contained in the preceding clause, it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing any encroachment.
- (b) All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.
- (c) As from the date hereof, the owner shall be solely entitled at her own risk to deal and/or negotiate with any attempts of the unauthorised occupants and/or trespassers on the said property and to take any proceedings against them and/or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the owner alone.
- (d) However, the owner has empowered and authorised the Developer and/or his nominees under this agreement as to effectively deal and/or negotiate with any trespassers or attempt of unauthorised occupants.

8. SUBMISSION OF TITLE DEEDS

- (a) The owner shall deposit with the Developer all the original Sale Deed, Mutation receipt and other related documents, which shall be securely held and retained by the Developer for the purposes of this Agreement without claiming therein any right of ownership in any manner whatsoever.

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

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18/11/2021

(b) The original the sale deed, mutation, rent receipt and related documents related to Schedule Premises shall be in the custody of the Developer for lifetime, against an ordinary receipt in favour of the owner.

9. (a) **TIME OF COMPLETION OF PROJECT :**

That the parties agree that time is the essence of this Agreement and the Developer shall strive to complete the Entire Project within 4 (Four) years from the date of receipt of the requisite clearances and approvals.

(b) **TIME TO HANDOVER THE SHARE TO LANDLORD/ OWNER :**

That the DEVELOPER / BUILDER agrees to handover the share of the respective landlord/owner upon the completion of the entire project from the date of receipt of the requisite clearances, sanctions and approvals also from the date of actual passing is handed over to the DEVELOPER/BUILDER from the concerned authorities or department.

(c) **ALLOTMENT OF UNIT / FLAT PER LANDLORD / OWNERS**

That it is agreed and decided by and between the parties that the Developer shall deliver 40 % of the total constructed area i.e. 2400 Sq.Ft. of Super Built Up Area consisting of flats, parking's, etc. to be constructed on the Schedule A hereunder written as morefully described in the Schedule B hereunder written property.

(d) That it is specifically mentioned that for any extra constructed area or any other area the Owner shall have to pay extra rate as per the then existing market rate to the Developer.

10. **FORCE MAJEURE**

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The mutual obligations of the Parties shall remain suspended during any period of natural calamity, earth quake, civil war, riot, acute shortage of building materials, labour unrest, Act of God, any governmental action restraining affecting construction work and or any unforeseen or foreseen incident, which shall be beyond the control of human being. The Parties claiming force majeure shall intimate the other party of the existence of the Force Majeure conditions and shall also notify the cessation of the Force Majeure conditions.

11. The Developer shall be entitled to sell, dispose, mortgage, transfer, of its shares of the proposed building i.e. developer's allocation, described in the Schedule 'C' to this Agreement along with common advantages, privileges, utility services, amenities etc. to the various buyers at its discretion to which the owner shall have no objection and if the developer desires the owner shall wilfully execute the necessary instruments and documents to this effect without any further consideration payable to the owner. That it is specifically mentioned that the developer shall solely sign and execute all deeds, documents etc in respect of his share falling in the Schedule 'C'.
12. That without prejudice to the generality of the provisions contained in this Agreement, the owner specifically makes a declaration as hereinafter:
 - (a) The owner is the lawful, bonafide and true owner of the Schedule A hereunder written premises and are authorised to enter into the Agreement with the Developer.

It is further declared that the owner, either jointly or severally, has not sold, transferred or conveyed the lands or any part or portion of the land or rights in relation to the Schedule Premises to any party or third party

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and neither there is any agreement existing executed by the owner in relation to the Schedule Premises.

- (b) The owner hereby assures and admits to execute or sign any further paper, document etc. in favour the Developer for the purposes related to construction of the building on the Schedule Premises.

13. That the Developer hereby declares and covenants:

- (a) That the Developer shall be entitled to enter into agreements with various agencies in connection with the proposed building.
- (b) That the Developer shall be entitled to enter into agreements for sale or otherwise with intending buyers and to receive considerations relating to various such agreements for constructed areas forming Developer Allocation. That the developer is fully authorised to mortgage his share.
- (c) That the expenses incurred towards preparation of building plan, passing of such plan or plans, payment to architect, civil engineer, labours, workmen, guard, purchase of building materials, fixtures, fittings installation and / or other service connection to be installed therein, documentation miscellaneous charges, levied fines, penalties imposed by Municipality or any other authorities during the construction of he said building shall be fully borne by the Developer only.
- (d) Developer shall be overall responsible for the construction of the proposed building on the Schedule A hereunder written premises and in an event of any dispute arising due to and on the Schedule A hereunder written premises, the owner shall protect and defend the interest of the Developer in this regard.

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18/11/2021

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SIASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

14. It is also mutually agreed that this agreement both the parties shall diligently attend to terms and conditions of this development agreement.
15. That, both the parties agree that the Developer shall be at liberty to carry out newspaper publication to advertise the Project for the purposes of general advertisement or generating revenues for the Project at its own risk.
16. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owner on account of its borrowings in any manner whatsoever.
17. Both parties agree that, in the event, where clear and marketable title and bonafide possession of the owner appears suspicious in relation to the Schedule A hereunder written Premises, the Developer shall be entitled to undertake steps to clear such defects at the cost of the owner. However, if the defects in title and possession cannot be cured, then the Developer shall be entitled to receive damages and compensation of the costs and expenses incurred by the Developer towards the construction work and the related activities undertaken by the Developer in connection with the construction work at the Schedule A Premises.

18. TAXES AND OUTGOINGS

Signature

Signature

Signature

18/11/2021

WASTI INFRA DEVELOPERS PVT. LTD.

Signature

DIRECTOR

- (a) The owner shall pay and discharge all assessments, outgoings, taxes, etc. payable in respect of the **Schedule A** hereunder written premises up to the date of the possession of the said property is handed over by them to the Developer. Thereafter, the same shall be paid and borne by the Developer alone at the existing rates. Any revision in the outgoings, assessment, taxes with respect to the Schedule land after delivery of possession of the land shall be the mutual responsibility of the Parties to this Agreement as per the proportionate holding of the constructed area, till sale of constructed buildings to the prospective buyers.
- (b) Parties agree that any manner of indirect taxes arising out from this Agreement shall be the responsibility of the Developer to discharge.
- (c) All incidents of direct or personal taxes shall be the respective liabilities of the Parties.
- (d) That the G.S.T. arising out of the respective allocations of the Owner and the Developer with respect to the **Schedule B** and **Schedule C** premises, shall be borne by the Owner and the Developer in individual capacity respectively.

19. RATIFICATION

The owner states, declares and confirms that all acts and deeds done, executed and performed by the Developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the owner and the owner covenants to ratify the same as and when called upon to do so.

[Handwritten signatures and date]
18/11/2021
SWASTI INFRA DEVELOPERS PVT. LTD.
[Handwritten signature]
DIRECTOR

20. INDEMNIFICATION

The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

21. AMENDMENTS

The contents of the Agreement may be altered, modified or amended with mutual consent of the Parties to this Agreement, if deemed necessary for the purposes of interest and benefit of the Project.

22. ASSIGNMENT

No part of this Agreement can be assigned by the Developer to any other Developer without obtaining the prior permission of the owner. The Developer, prior to creation of any assignment shall request the owner for creation of assignment, which shall not be unreasonably withheld.

However, the Developer shall be at liberty to engage contractors, technicians and other agencies in aid of construction of the Project at the Schedule Premises.

23. MATERIAL TO BE USED

That the DEVELOPER / BUILDER clearly mentions here in writing in this agreement that the material to be used in the project shall be of good quality standard materials.

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18/11/2021

SWASTI INFRA DEVELOPERS PVT. LTD.
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DIRECTOR

24. **ARBITRATION**

Any disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be referred for adjudication with a sole arbitrator to be appointed in joint consultation of the Parties. The Arbitrator shall have summary powers. The proceedings of the arbitration shall be guided by the provisions of Arbitration & Conciliation Act, 1996. The Governing Laws for the arbitration shall be laws applicable in the State of Jharkhand, India.

25. **JURISDICTION**

Courts at Seraikella only shall have the exclusive jurisdiction to try and hear any and all disputes concerned with arbitration or any other dispute, which may have occurred between the Parties.

26. That as per the Jharkhand Apartment (Flat) Ownership Act, 2011 under section 5, both the parties, the Owner and the Developer are competent to execute and entered into agreement for sale / sale deed of their respective share and realise the sale proceeds in their own name.

Schedule 'A'

[Schedule Premises]

All that land measuring an area 2400 Sq.Ft. i.e. 5.50 Decimals, being portion of Old plot no. 132, recorded under Old Khata No. 90, corresponding to New Khata

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12/11/2021

SAASTI INFRA DEVELOPERS PVT. LTD.

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DIRECTOR

No. 45, being New plot no. 249 (P), within Mouza Asangi, Thana No. 126, Ward No. 4 (Old) 10 (New), A.N.A.C./A.M.C., P.S. Adityapur, District Sub Registry Office at Seraikella, District Seraikella Kharsawan; bounded as follows :

- North : Road;
- South : Plot no. 134;
- East : Ramesh Khemkal;
- West : Nij.

Schedule 'B'

[OWNERS' Allocation]

The Developer shall deliver 40 % of the total constructed area i.e. 2400 Sq.Ft. of Super Built Up Area comprising of flats, parking's, along with undivided proportionate share in the land within the building to be constructed over Schedule A premises including all its advantages, privileges, amenities and services of this Agreement.

Schedule 'C'

[Developer's Allocation]

Save and except the owner's allocation, as stated herein above in Schedule 'B', the remaining constructed 60 % area i.e. all the remaining flats, parking's, units etc. and undivided land right and the roof right to be constructed over the Schedule 'A' premises including all its advantages, privileges, amenities and services.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

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18/11/2024
SWASTI INFRA DEVELOPERS PVT. LTD.
[Handwritten signature]
DIRECTOR

WITNESS

1. Vivek Kumar Negi S/o Santosh Negi
R/o C/11, Baridih, JSR

2. BALAJEE RAO s/o G. Nageshwar Rao
BBDPur Jamshedpur



[Handwritten signature]
Vivek Kumar Negi

Certified that the finger prints of left hand of each person whose photograph has been affixed in this document has been obtained by me or before me.

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ADVOCATE



Pre Registration Docket

Date :- 18-11-2021 03:27 pm

Office Name :- SRO - Saraikela
Token No:- 20210000122405

Appoinment :- 18-Nov-2021 Time:- 14:20

Article	Development Agreement
Pre Registration Date	18-Nov-2021
No. Of Pages	35
Stamp Duty	4
Paid Stamp Duty	0
Total Fees	₹ 1,54,419.

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

Property Id: 623962

Valuation No. : 837923 / 2021	: - 2021-2022	User Id : 189	Date : 18-November-2021 15:40:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gamharia	
Land Type : Urban	Corporation :	Village/City : Adityapur Ward No. 10	
Adityapur Ward No. 10 Village Code 126 - Other Road			
Volume Number - III			
Holding Number - 0020002103000M0			
Khata Number - 90(OLD)			
Plot Number - 132P(OLD)			
Ward Number - OLD WARD NO 4 AND NEW WARD NO 10			
Page Number - 100			
Valuation Rule : Commercial land			
Property Details			
1	Land area	5.50 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 5.5 x 1100836=6054598	₹60,54,598/-
A	Total		₹60,54,598/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹60,54,600/-
Total Amount in Words : Sixty Lakhs Fifty Four Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: RAMESH KHEMKAL, West: NIJ, South: PLOT NO 134, North: ROAD
Area	Land area : 5.50 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	6054598
Transaction Amount	6054600

CLAIMANT	-Ms. SWASTI INFRA DEVELOPERS PVT LTD REP BY RABINDRA KUMAR JHA, Address - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR ,PO AND PS BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM- .Father/Husband Name L K JHA , PAN No.- , Permission Case No.- , Aadhaar No. *****8343
	-Ms. SWASTI INFRA DEVELOPERS PVT LTD REP BY AMIT KUNWAR, Address - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR ,PO AND PS BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM- .Father/Husband Name DHARMVIR KUNWAR , PAN No.- , Permission Case No.- , Aadhaar No. *****4523
EXECUTANTS	-Mrs. MANJULA SINGH, Address - FLAT T/203, PRAKRITI VIHAR, B.H.AREA, NEAR RANKINI MANDIR, PO AND PS KADMA, JAMSHEDPUR ,DIST EAST SINGHBHUM- .Father/Husband Name GYANENDRA NARAYAN SINGH , PAN No.- , Permission Case No.- , Aadhaar No. *****3667

SWASTI INFRA DEVELOPERS PVT. LTD.

DIRECTOR

Witness Information	Mr. BALAJEE RAO , Address - 21 NANJI GOVINDJI, CONTRACTORS AREA, BISTUPUR, JAMSHEDPUR-, Father/Husband Name-G NAGESHWAR RAO
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Identifier Details	Mr. VIVEK KUMAR NAG , Address - C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM-, Father/Husband Name-SANTOSH NAG
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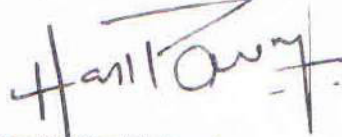
Fee Rule:Development Agreement		
1	Stamp Duty	4

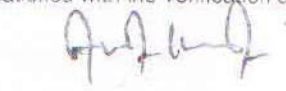

1	SP	1,050
Total		1,050


Fee Rule:Development Agreement		
1	A1	1,51,365
2	E	2,000
3	LL	3
4	PR	1
Total		1,53,369

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate



Vendee / Claimant


Vendor / Executant



Date :-18-Nov-2021

Document Registration Summary 1

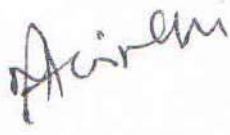
SWASTI INFRA DEVELOPERS PVT. LTD.

 DIRECTOR

- Government/Market Value: ₹6054600/-
- Transaction Amount: ₹6054600 /-
- Paid Stamp Duty: ₹100 /-

On Date 18-11-2021 Presented at SRO - Saraikela
 Signature of Presenter

SRO - Saraikela



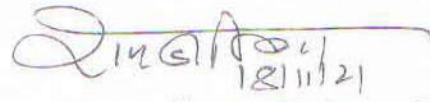
Receipt : 560402	
Receipt Date : 18-11-2021	
Presenter Name: -	
E	₹2000
PR	₹1
SP	₹1050
LL	₹34
A1	₹151365
Stamp Duty	₹100
Total	₹154550

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	4	100	-96	GRAS	ManjulaSingh	GRN Number : 2108412035 DEPT Transaction Id : 914746715f68393179e4 Transaction Type :	100
E	2000	2000	0	GRAS	ManjulaSingh	GRN Number : 2108414193 DEPT Transaction Id : 8937487cb51707555778 Transaction Type :	2000
PR	1	1	0	GRAS	ManjulaSingh	GRN Number : 2108414193 DEPT Transaction Id : 8937487cb51707555778 Transaction Type :	1
SP	1050	1050	0	GRAS	ManjulaSingh	GRN Number : 2108414193 DEPT Transaction Id : 8937487cb51707555778 Transaction Type :	1050
A1	151365	151365	0	GRAS	ManjulaSingh	GRN Number : 2108414193 DEPT Transaction Id : 8937487cb51707555778 Transaction Type :	151365
LL	34	34	-31	GRAS	ManjulaSingh	GRN Number : 2108414193 DEPT Transaction Id : 8937487cb51707555778 Transaction Type :	34
Sub Total	154423	154550	-127				

Article : Development Agreement Number of Pages : 70


 Signature of Operator


 Signature of Head Clerk


 Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

SWASTI INFRA DEVELOPERS PVT. LTD. *[Signature]*
DIRECTOR

Token No :- 20210000122405

Deed Type	Development Agreement
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 4, E :- Rs. 2000, PR :- Rs. 1, SP :- Rs. 1050, A1 :- Rs. 151365, LL :- Rs. 3,
Property No.	1
Valuation Details	Value :- Rs.6054598/- ,Transaction Amount :- Rs.6054600/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Adityapur Ward No. 10 Location :- Other Road, Adityapur Ward No. 10 Village Code 126 Property Boundaries :- East: RAMESH KHEMKAL, West: NIJ, South: PLOT NO 134, North: ROAD Volume Number - IIIHolding Number - 0020002103000M0Khata Number - 90(OLD)Plot Number - 132P(OLD)Ward Number - OLD WARD NO 4 AND NEW WARD NO 10Page Number - 100 Area Of Land :- 5.50 Decimal

Sh./Smt.MANJULA SINGH s/o/d/o/w/o GYANENDRA NARAYAN SINGH has presented the document for registration in this office







today dated :- 18-Nov-2021 Day :- Thursday Time :- 15:54:04 PM






MANJULA SINGH(Individual)

Party Name	Document Type	Document Number
MANJULA SINGH	PAN/UID	467878803667

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	MANJULA SINGH Address1 - FLAT T/203, PRAKRITI VIHAR, B.H.AREA. NEAR RANKINI MANDIR, PO AND PS KADMA, JAMSHEDPUR .DIST EAST SINGHBHUM, Address2 - Jharkhand PAN No., Permission Case No.-	Yes	Manjula Singh Address:- Flat T/203, Prakriti Vihar, Near Rankani Mandir, B. H. Area, Jamshedpur, Kadma, East Singhbhum, 831005, Jharkhand, India		EXECUTANTS Age:50			<i>[Signature]</i>

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
2	SWASTI INFRA DEVELOPERS PVT LTD REP BY RABINDRA KUMAR JHA Address1 - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR ,PO AND PS BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Rabindra Kumar Jha Address:- 402, Vidyapati Tower, Pushpanjali Wilson Estate, Road NO-7, Ramnagar, Jamshedpur, Sonari, , East Singhbhum, 831011, Jharkhand, India		CLAIMANT Age:61			 SWASTI INFRA DEVELOPERS PVT. LTD. DIRECTOR
3	SWASTI INFRA DEVELOPERS PVT LTD REP BY AMIT KUNWAR Address1 - OFFICE AT FLAT NO 101, PUSHPANJALI APARTMENT, CONTRACTORS AREA, BISTUPUR ,PO AND PS BISTUPUR ,JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Amit Kunwar Address:- 401, pitru- chhaya building 401, above hotel hang-out, K-Road, bistupur, Sakchi, Bistupur, , East Singhbhum, 831001, Jharkhand, India		CLAIMANT Age:37			

Identification:

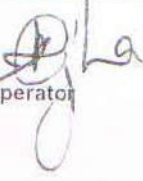
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	VIVEK KUMAR NAG S/o-D/o SANTOSH NAG Address1 - C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM, Address2 - Jharkhand PAN No.:			

Witness:

We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALAJEE RAO Address1 - 21 NANJI GOVINDJI CONTRACTORS AREA BISTUPUR, JAMSHEDPUR, Address2 - ... , Jharkhand			

Signature of Operator



Seal and Signature of Registering Officer

18/11/21
जिला अवर निबधन
सरायकेला -धरमार्ग

Above signature & thumb Impression are affixed in my presence

Above mentioned, (MANJULA SINGH), has/have admitted the execution before me. He/ She/ They has / have been identified by (VIVEK KUMAR NAG) Son/Daughter/Wife of (SANTOSH NAG) resident of (C/11 TILKA MAJHI ROAD, BARIDIH JAHER TOLA, BARIDIH COLONY, BARIDIH, JAMSHEDPUR, DIST EAST SINGHBHUM) and by occupation (Business).

Signature of Registering Officer

18/11/21
जिला अवर निबधन
सरायकेला -धरमार्ग

Date:- 18-Nov-2021

Seal and Signature of Registering Officer

18/11/21
जिला अवर निबधन
सरायकेला -धरमार्ग

SWASTI INFRA DEVELOPERS PVT. LTD.
DIRECTOR

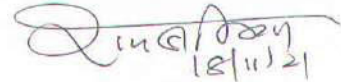
Token No.: 20210000122405

CERTIFICATE

Office of the SRO - Saraikela

This **Development Agreement** was presented before the registering officer on date **18-Nov-2021** by **MANJULA SINGH**, S/O, D/O, W/O **GYANENDRA NARAYAN SINGH** resident of FLAT T/203, PRAKRITI VIHAR, B.H.AREA, NEAR RANKINI MANDIR, PO AND PS KADMA, JAMSHEDPUR ,DIST EAST SINGHBHUM ,.
This deed was registered as Document No:- **2021/SAR/3776/BK1/3594** in Book No :- **BK1**,Volume No :- 623 from Page No :- 175 to 244 at, office of **SRO - Saraikela**

Date:- **18-Nov-2021**



Registering Officer

SWASTI INFRA DEVELOPERS PVT. LTD.



DIRECTOR